

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 1.30.2013

RE: A#061-12

Case Information:

Case:	A#061-12
Applicant:	William W. Pettit III
Parcels:	15N24 149B of ± 5.77 Acres 15N24 145 of ± 2.25 Acres
Total Area:	± 8.01 Acres
Location:	12730 Hwy 92
Property Owner(s):	Rachel M. Smith (15N24 149B) South Cherokee, LLC (15N24 145)
Current Zoning:	R-80 County (15N24 149B) GC City (15N24 145)

Applicant's Request:

Annexation of ± 5.77 acres zoned R-80 and rezoning to Senior Living C (SL-C) and rezoning of ± 2.25 acres zoned General Commercial (GC) to SL-C with the following variances to accommodate a 150 Unit Assisted Living Facility.

- 1) 7.746 To vary the front Build To line
- 2) 7.746.3 to allow parking in the front of the building

Background:

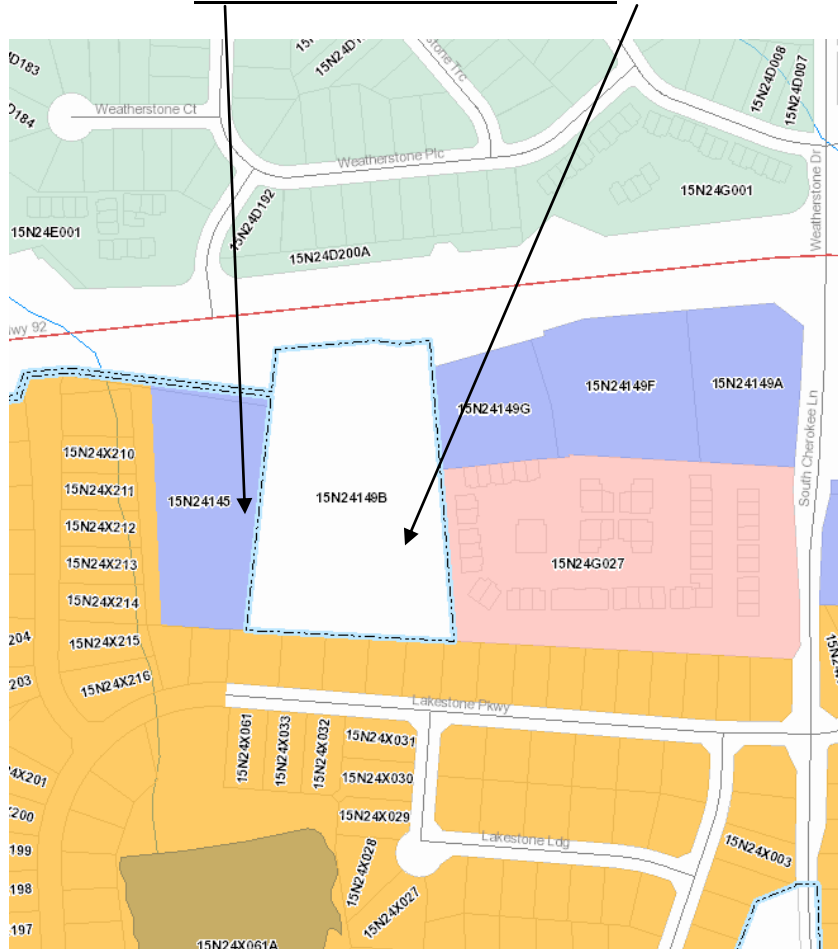
There is a residential home on the ± 5.77 acre property currently zoned residential R-80 in Unincorporated Cherokee County proposed for annexation and the ± 2.25 adjoining acres to the west are undeveloped General Commercial in the city limits. The total 8.01 acres proposed for rezoning to SL-C is contiguous to the City of Woodstock and the applicant has requested annexation in order to further fill in an existing unincorporated island.

If not annexed into the City, the property could be developed in this manner under the Parkway Overlay District in Cherokee County as it is currently zoned. It is important to note the SL-C zoning district will require the installation of a 25 foot buffer adjacent to the single family R2 neighborhood to the south and west of the site. This project seems like an appropriate transition from the existing residential to the commercial properties further east of the site. Given the location of this project directly adjacent to Hwy 92, it is also appropriate that the building be permitted to be built more central to the site instead of on the required build to line.

Surrounding Land Uses:

NORTH: PUD (Weatherstone)
EAST: GC/OSI (Vacant Zaxby's and Weatherstone Office Park)
WEST: R-2 (Lakestone)
SOUTH: R-2 (Lakestone)

Zoning Map: 15N22 149B R080 Annex and Rezone to SL-C 15N24 145 GC Rezone to SL-C



An aerial photograph of a residential neighborhood. A large lot, 15N241483, is outlined in red and contains a small white house. To its left, a lot labeled 15N24145 is outlined in green. The map shows various other lots with labels like 15N24149, 15N24150, 15N24151, 15N24152, 15N24153, 15N24154, 15N24155, 15N24156, 15N24157, 15N24158, 15N24159, 15N24160, 15N24161, 15N24162, 15N24163, 15N24164, 15N24165, 15N24166, 15N24167, 15N24168, 15N24169, 15N24170, 15N24171, 15N24172, 15N24173, 15N24174, 15N24175, 15N24176, 15N24177, 15N24178, 15N24179, 15N24180, 15N24181, 15N24182, 15N24183, 15N24184, 15N24185, 15N24186, 15N24187, 15N24188, 15N24189, 15N24190, 15N24191, 15N24192, 15N24193, 15N24194, 15N24195, 15N24196, 15N24197, 15N24198, 15N24199, 15N24200, 15N24201, 15N24202, 15N24203, 15N24204, 15N24205, 15N24206, 15N24207, 15N24208, 15N24209, 15N24210, 15N24211, 15N24212, 15N24213, 15N24214, 15N24215, 15N24216, 15N24217, 15N24218, 15N24219, 15N24220, 15N24221, 15N24222, 15N24223, 15N24224, 15N24225, 15N24226, 15N24227, 15N24228, 15N24229, 15N24230, 15N24231, 15N24232, 15N24233, 15N24234, 15N24235, 15N24236, 15N24237, 15N24238, 15N24239, 15N24240, 15N24241, 15N24242, 15N24243, 15N24244, 15N24245, 15N24246, 15N24247, 15N24248, 15N24249, 15N24250, 15N24251, 15N24252, 15N24253, 15N24254, 15N24255, 15N24256, 15N24257, 15N24258, 15N24259, 15N24260, 15N24261, 15N24262, 15N24263, 15N24264, 15N24265, 15N24266, 15N24267, 15N24268, 15N24269, 15N24270, 15N24271, 15N24272, 15N24273, 15N24274, 15N24275, 15N24276, 15N24277, 15N24278, 15N24279, 15N24280, 15N24281, 15N24282, 15N24283, 15N24284, 15N24285, 15N24286, 15N24287, 15N24288, 15N24289, 15N24290, 15N24291, 15N24292, 15N24293, 15N24294, 15N24295, 15N24296, 15N24297, 15N24298, 15N24299, 15N24300, 15N24301, 15N24302, 15N24303, 15N24304, 15N24305, 15N24306, 15N24307, 15N24308, 15N24309, 15N24310, 15N24311, 15N24312, 15N24313, 15N24314, 15N24315, 15N24316, 15N24317, 15N24318, 15N24319, 15N24320, 15N24321, 15N24322, 15N24323, 15N24324, 15N24325, 15N24326, 15N24327, 15N24328, 15N24329, 15N24330, 15N24331, 15N24332, 15N24333, 15N24334, 15N24335, 15N24336, 15N24337, 15N24338, 15N24339, 15N24340, 15N24341, 15N24342, 15N24343, 15N24344, 15N24345, 15N24346, 15N24347, 15N24348, 15N24349, 15N24350, 15N24351, 15N24352, 15N24353, 15N24354, 15N24355, 15N24356, 15N24357, 15N24358, 15N24359, 15N24360, 15N24361, 15N24362, 15N24363, 15N24364, 15N24365, 15N24366, 15N24367, 15N24368, 15N24369, 15N24370, 15N24371, 15N24372, 15N24373, 15N24374, 15N24375, 15N24376, 15N24377, 15N24378, 15N24379, 15N24380, 15N24381, 15N24382, 15N24383, 15N24384, 15N24385, 15N24386, 15N24387, 15N24388, 15N24389, 15N24390, 15N24391, 15N24392, 15N24393, 15N24394, 15N24395, 15N24396, 15N24397, 15N24398, 15N24399, 15N24400, 15N24401, 15N24402, 15N24403, 15N24404, 15N24405, 15N24406, 15N24407, 15N24408, 15N24409, 15N24410, 15N24411, 15N24412, 15N24413, 15N24414, 15N24415, 15N24416, 15N24417, 15N24418, 15N24419, 15N24420, 15N24421, 15N24422, 15N24423, 15N24424, 15N24425, 15N24426, 15N24427, 15N24428, 15N24429, 15N24430, 15N24431, 15N24432, 15N24433, 15N24434, 15N24435, 15N24436, 15N24437, 15N24438, 15N24439, 15N24440, 15N24441, 15N24442, 15N24443, 15N24444, 15N24445, 15N24446, 15N24447, 15N24448, 15N24449, 15N24450, 15N24451, 15N24452, 15N24453, 15N24454, 15N24455, 15N24456, 15N24457, 15N24458, 15N24459, 15N24460, 15N24461, 15N24462, 15N24463, 15N24464, 15N24465, 15N24466, 15N24467, 15N24468, 15N24469, 15N24470, 15N24471, 15N24472, 15N24473, 15N24474, 15N24475, 15N24476, 15N24477, 15N24478, 15N24479, 15N24480, 15N24481, 15N24482, 15N24483, 15N24484, 15N24485, 15N24486, 15N24487, 15N24488, 15N24489, 15N24490, 15N24491, 15N24492, 15N24493, 15N24494, 15N24495, 15N24496, 15N24497, 15N24498, 15N24499, 15N24500, 15N24501, 15N24502, 15N24503, 15N24504, 15N24505, 15N24506, 15N24507, 15N24508, 15N24509, 15N24510, 15N24511, 15N24512, 15N24513, 15N24514, 15N24515, 15N24516, 15N24517, 15N24518, 15N24519, 15N24520, 15N24521, 15N24522, 15N24523, 15N24524, 15N24525, 15N24526, 15N24527, 15N24528, 15N24529, 15N24530, 15N24531, 15N24532, 15N24533, 15N24534, 15N24535, 15N24536, 15N24537, 15N24538, 15N24539, 15N24540, 15N24541, 15N24542

1. Annex 15N22 149B ± 5.77 acres and rezone to SL-C.
2. Rezone parcel 15N24 145 of ± 2.25 acres GC to SL-C.
3. Allow the front build to line to become a 10-foot building setback.
4. Allow parking in front of the building.